

Single Family Residence **RESIDENTIAL**

# 6 RUTA DR

NORTHFORD, CT 06472

**\$535,643** TopHap Estimate · \$276 / ft² · confidence 91 · as of Jul 14, 2026



**5**  
BEDS

**3.5**  
BATHS

**1,944 ft²**  
LIVING AREA

**0.93 ac**  
LOT SIZE

**1968**  
YEAR BUILT

**1**  
STORIES

**9**  
ROOMS

## VALUATION

**\$536K**

\$488K low

\$583K high

Last Sale

**\$500,000 · Jul 29, 2025**

Est. Owner Equity

**\$165,643**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,490 (2025) |
| Assessed Value        | \$343,700      |
| Previous Assessed     | \$232,800      |
| Assessor Market Value | \$240,590      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residence   |
| Style         | Raised Ranch              |
| County        | SOUTH CENTRAL CONNECTICUT |
| Lot (acres)   | 0.93                      |
| Roof          | Asphalt                   |
| Heating       | Hot Water                 |
| Pool          | No                        |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 37<br>FLOOD | 8<br>WILDFIRE | 60<br>HEAT | 96<br>STORM | 39<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Jul 28, 2025 | Resale    | Warranty Deed | \$500,000 | \$257  | \$370K |
| Jun 13, 2008 | Financing | Mortgage      |           |        | \$100K |
| Mar 16, 2004 | Financing | Mortgage      |           |        | \$100K |
| Aug 12, 2003 | Financing | Mortgage      |           |        | \$120K |
| Oct 25, 2001 | Financing | Mortgage      |           |        | \$132K |
| Aug 1, 2000  | Resale    | Warranty Deed | \$200,000 | \$103  | \$135K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| North Branford High School         | High       | 9–12   | 3.6 mi   |
| North Branford Intermediate School | Middle     | 6–8    | 3.8 mi   |
| Jerome Harrison School             | Elementary | PK–2   | 4.2 mi   |

District: North Branford School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 06472

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>64</b><br>CRIME INDEX | <b>117</b><br>AIR POLLUTION | <b>6,153</b><br>POPULATION | <b>\$117K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|